

# **Review of City Planning's Proposed Land Use Parameters with Recommended Changes**

VNC's Venice Community Plan and  
Local Coastal Program Ad Hoc Committee

# Oakwood Subarea Review

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# Main Results from Preference Survey

- 92% preferred 3-story buildings or less.
- 64% preferred 3 living units or less (plus ADU).
- No clear preference for building size, but single-family homes  $\leq 3,000$  SF were favored (64%). 68% were okay with multi-family buildings  $\geq 5,000$  SF.
- 56% preferred more yard space beyond setbacks.
- 82% wanted 4-story building maximum on Rose Ave. and 87% a 3-story maximum on Abbot Kinney Blvd.
- Losing family-sized housing was a concern after safety and homelessness.

# Main Points of Public Comments: 1 of 2

- Everyone who attended the meeting agrees that the changes recommended for Oakwood are terrible.
- A FAR of 1.0 and 3 stories proposed for my little street, which is Sixth Avenue, where we have primarily single-story houses--that is egregious. What the city is proposing goes against anything that we have and what Venice should stand for.
- I love the low-income buildings in Oakwood, and the reason those fit in so well into our community is because they do have really large front yard setbacks. They have courtyards. I think those are model projects.

## Main Points of Public Comments: 2 of 2

- We are going to be tasked with providing the majority of [RHNA] units, and we already provide the majority of RSOs and affordable units.
- This proposed plan is so unnuanced. It's just like, slam, here, take it Oakwood, you're going to take all the density.
- What I see is institutional racism if they're going to do three lot ties in Oakwood.
- I just want to see us get together and shoot down some of this stuff that seems pretty outrageous, like those bonuses and stuff. So, hopefully we come to a good future for Venice.

## DENSITY AND SCALE/HEIGHT FOR EACH NEW CITY PLANNING'S LAND USE CATEGORY

Land Use Name	Density	Scale/Height	Notes
<b>Residential:</b>			
<b>Low</b>	1-2 Dwelling Units/Lot	1 - 2 Stories	Mainly single-family homes
<b>Low Medium</b>	1-2 Dwelling Units/Lot	1 - 2 Stories	Duplex to small-scale apartments
<b>Low Neighborhood</b>	1 Dwelling Unit/1,500 SF of Lot	1 - 2 Stories	May incorporate corner store, etc., adjacent to commercial
<b>Medium</b>	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	Larger apartment buildings
<b>Medium Neighborhood</b>	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	May incorporate corner store, etc., adjacent to commercial
<b>Commercial (Mixed-Use):</b>			
<b>Neighborhood Center</b>	800 SF/Living Unit	≤ 3 Stories	Includes smaller businesses Pedestrian-oriented
<b>Village</b>	800 SF/Living Unit	≤ 5 Stories	Includes restaurants, small offices
<b>Community Center</b>	400 SF/Living Unit	3 - 5 Stories	Broad range of activity Along commercial corridors
<b>Regional Center</b>	400 SF/ Living Unit	5 - 8 Stories	None in Venice
<b>Other</b>			
<b>Light Industrial</b>	Dwellings Not Allowed	≤ 3 Stories	Limited work/live possible
<b>Hybrid Industrial</b>	400 SF/ Living Unit	3 - 5 Stories	Limited residential

Residential

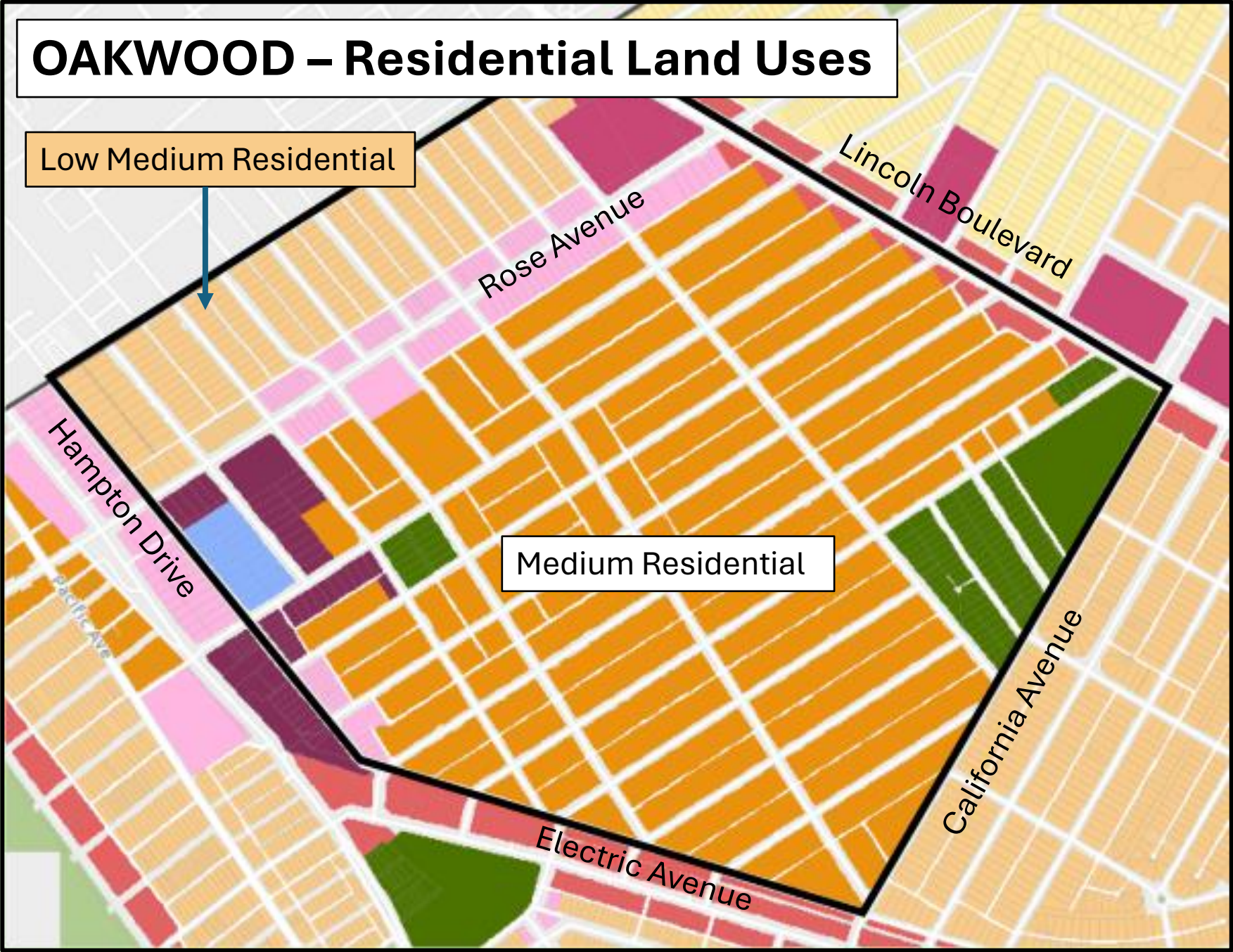
Commercial  
(Mixed-Use)

Industrial

Interpreted by: VNC Community Plan/Local Coastal Program Ad Hoc Committee

# OAKWOOD – Residential Land Uses

Low Medium Residential



Medium Residential

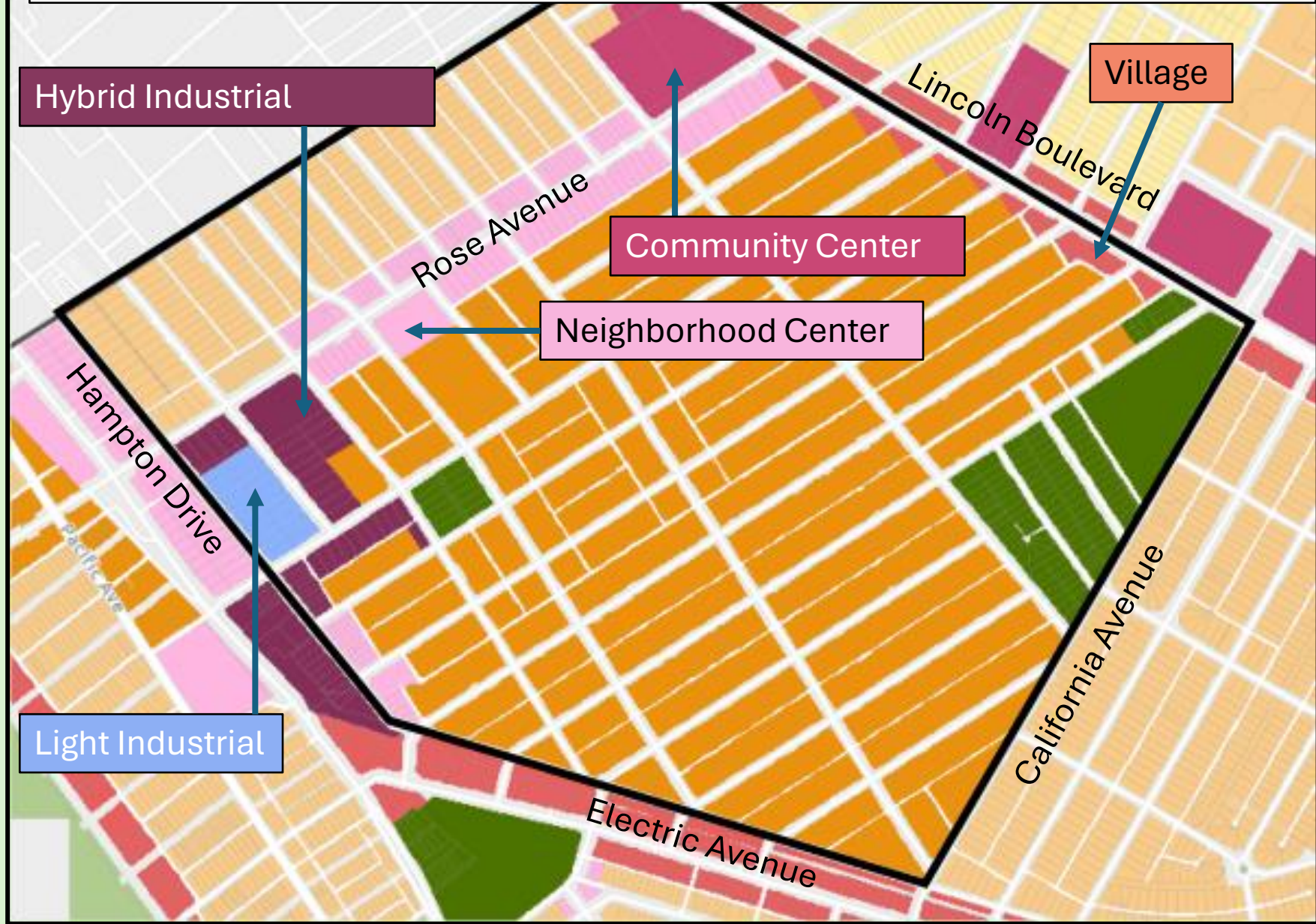
## Residential Land Uses - Proposed, Existing, and Recommended Changes

**Note: No recommended change means City Planning's proposal is acceptable.**

Subarea	Oakwood	
Factor Type	Residential Low Medium Residential (north of Rose Avenue)	Medium Residential <del>Change back to Low Medium Residential</del>
Zoning	RD2-1	RD1.5-1
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot 2 DU ≤ 4,000 SF 1 DU/2,000 SF above 4,000 <b>Stay with existing</b>	1 DU/800 SF of lot 2 DU ≤ 4,000 SF of lot 1 DU/1,500 SF above 4,000 <b>Stay with existing</b>
Maximum Height:	3 Stories (no bonus) 25' flat roof/30' sloped <b>2 Stories</b> 25' flat roof/30' sloped	3 Stories (no bonus) 25' flat roof/30' sloped <b>2 Stories</b> 25' flat roof/30' sloped
Floor Area Ratio (FAR):	1 (1.5) None 0.55 for SFR (no bonus) 0.75 (1.0) for MFR	1 (1.5) None 0.55 for SFR (no bonus) 0.75 (1.25) for MFR
Lot Coverage:	40%	40%
Lot Consolidation:	3 2 only for MFR project	3 2 only for MFR project



# OAKWOOD – Commercial (Mixed-Use) Land Uses



## Commercial Land Uses - Proposed, Existing, and Recommended Changes

Note: No **recommended change** means City Planning's proposal is acceptable.

Subarea	Oakwood				
Factor Commercial Type	Neighborhood Cntr. (along Rose Avenue)	Villages (along Lincoln Blvd.)	Community Center (Lincoln north of Rose)	Hybrid Industrial (SW of 4th & Rose)	Light Industrial (Hampton at Sunset)
Zoning	C4-1, R3-1, M1-1	[Q]C2-1-CDO	[Q]C2-1-CDO	CM-1, [T][Q]CM-1, M1-1	M1-1
Density - SF/LU	800SF/LU None	400SF/LU None	400SF/LU None 800 SF/LU	800 SF/LU None	LUs not allowed None
Maximum Height:	3 Stories (5 Stories) 25' flat/30' sloped 3 Stories, 33' (4 Stories, 44')	3 Stories (5 Stories) 25' flat/30' sloped 3 Stories, ≤33' (5 Stories, ≤55')	3 Stories (8 Stories) 25' flat/30' sloped 3 Stories, ≤33' (5 Stories, ≤55')	3 Stories (5 Stories) No limit 3 Stories, ≤33' (4 Stories, ≤45')	3 Stories (5 Stories) No Limit 3 Stories (no bonus)
Floor Area Ratio (FAR):	1.5 (3) 1.25 (1.5)	1.5 (3) 1.25 (2.0)	1.5 (5) 1.25 (2.0)	1.5 (3) 1.25 (2.0)	1.5 (3) 1.25 (2.0)
Lot Coverage:	60%	60%	60%	60%	65%
Lot Consolidation:	3	3	2	2	2

# Recommended Changes in Brief:

## **Residential Land Uses:**

- Changed “Medium Residential” land uses to “Low Medium Residential”.
- Limited height limit to 2 stories and 25’ flat roof/30’ sloped roof.
- Lowered FARs more for future single-family projects than for multi-family projects.
- No lot consolidation for single-family residences.

## **Commercial (Mixed-Use) Land Uses:**

- Lowered Neighborhood Center and Hybrid Industrial height limits to 4 stories (44’).
- Lowered FAR’s to conform to lowered height and preferences.
- Limited lot coverage to 60% to allow front yard landscaped setbacks.

END